

DRAFT OF PROPOSED DEVELOPMENT REGULATIONS FOR
CAMBRIDGE TOWNHOMES AT STACY GREEN

The Property shall be developed and used in accordance with the applicable provisions of the Allen Land Development Code, as amended, (“ALDC”) and Sub-Area 1 of Planned Development “PD” No. 45 as set forth in Ordinance No. 3529-10-17, (“the PD 45 Ordinance”), except to the extent modified by the Development Regulations set forth below:

- A. **BASE ZONING DISTRICTS:** The Property shall be developed and used only in accordance with use and development regulations of the Townhome Residential “TH” except as otherwise provided in this Ordinance.
- B. **CONCEPT PLAN:** The Property shall be developed in general conformance with the Concept Plan attached hereto as Exhibit “A” and incorporated herein by reference (the “Concept Plan”). Minor modifications to streets that do not alter the general alignment shown on the Concept Plan may be made at the time of plat approval.
- C. **BUILDING ELEVATIONS:** Buildings to be constructed on the Property shall be developed in general conformance with the height, materials, and architectural style set forth in the Building Elevations attached hereto as Exhibit “B” and incorporated herein by reference (“the Elevations”).
- D. **LOT DESIGN CRITERIA AND BUILDING SETBACKS:** The minimum lot dimensions and building setbacks for the lot types shown on the Concept Plan shall be modified as follows:

Minimum Lot Width	25 feet
Minimum Lot Depth (Lots 1 – 4, Block A)	83 feet
Minimum Lot Depth (Lots 11 – 26, Block A; Lots 17 – 18, 23, Block B; Lots 22 – 27, Block C)	87 feet
Minimum Lot Depth (Lots 5 – 10, Block A; Lots 1 – 16, 19 – 22, 24 – 37, Block B; Lots 1 – 21, Block C)	92 feet
Minimum Lot Area (Lots 1 – 4, Block A)	2,075 square feet
Minimum Front Yard Setback (Lots 11 – 26, Block A; Lots 23 – 27, Block C)	5 feet

- E. **GARAGE SETBACK:** For Lots 1 – 4, Block A; Lots 1 – 37, Block B; and Lots 1 – 22, Block C, the distance between the property line and face of the structure containing the garage shall be not greater than eight (8) feet nor less than six (6) feet.
- F. **OPEN SPACE AND SCREENING:** The open space and screening constructed on the Property shall be developed in general conformance with the Screening Plan attached hereto as Exhibit “C” and incorporated herein by reference (“the Screening Plan”).

- G. LOT TYPICALS:** The Property shall be developed in general conformance with the Lot Typicals attached hereto as Exhibit “D” and incorporated herein by reference (“the Lot Typicals”).
- H. SIGNAGE:** Signs shall comply with the general location, number, and dimensions shown on the Screening Plan.
- I. CROSS SECTIONS:** Utility placement, easements, and rights-of-way shall be developed in general conformance with the Cross Sections attached hereto as Exhibit “E” and incorporated herein by reference (“the Cross Sections”).